089.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,800 / 636,800
					USE VALUE:	636,800 / 636,800
					ASSESSED:	636,800 / 636,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIX JOVONNA
Owner 2:	
Owner 3:	
Street 1:	PO BOX 750056
Street 2:	
Twn/City:	ARLINGTON HEIGHTS
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUMMERS JOSHUA -
Owner 2:	NOACK RACHEL -
Street 1:	25 HEMLOCK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Vinyl Exterior and 1658 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3968.000	259,500		377,300	636,800
Total Card	0.091	259,500		377,300	636,800
Total Parcel	0.091	259,500		377,300	636,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.98 /Parcel: 383.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56441
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

!7222!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,500	0	3,968.	377,300	636,800		Year end	12/23/2021
2021	101	FV	241,900	0	3,968.	377,300	619,200		Year End Roll	12/10/2020
2020	101	FV	241,900	0	3,968.	377,300	619,200	619,200	Year End Roll	12/18/2019
2019	101	FV	227,200	0	3,968.	382,700	609,900	609,900	Year End Roll	1/3/2019
2018	101	FV	227,200	0	3,968.	285,700	512,900	512,900	Year End Roll	12/20/2017
2017	101	FV	227,200	0	3,968.	258,700	485,900	485,900	Year End Roll	1/3/2017
2016	101	FV	227,200	0	3,968.	248,000	475,200	475,200	Year End	1/4/2016
2015	101	FV	201,700	0	3,968.	210,200	411,900	411,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:13:22

LAST REV

Date	Time
04/30/19	15:51:25

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7222

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUMMERS JOSHUA,	55885-456		11/22/2010		365,000	No	No		
KASPARIAN ALAN	36716-245		10/16/2002		304,000	No	No		
TUBBS ANTHONY	26162-133		3/25/1996		149,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2017	1208	Re-Roof	5,456	C				
6/21/2012	767	Add Bath	3,200					BMT BATH
5/23/2012	650	Redo Bas	36,473					400 SFT W/ OWENS C
1/23/2003	39	Redo Kit	12,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
6/14/2012	Info Fm Prmt	BR	B Rossignol
2/28/2009	Meas/Inspect	372	PATRIOT
7/7/2005	Permit Visit	BR	B Rossignol
2/20/2003	MLS	MM	Mary M
4/28/2000	Inspected	201	PATRIOT
4/7/2000	Missed Appt.	263	PATRIOT
1/26/2000	Measured	163	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3968		Sq. Ft.	Site		0	70.	1.36	5									377,329						377,300	

Total AC/HA:	0.09109	Total SF/SM:	3968	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	377,329	Spl Credit		Total:	377,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	134.973
Other Features:	96750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318808
Depreciation:	59298
Depreciated Total:	259510

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

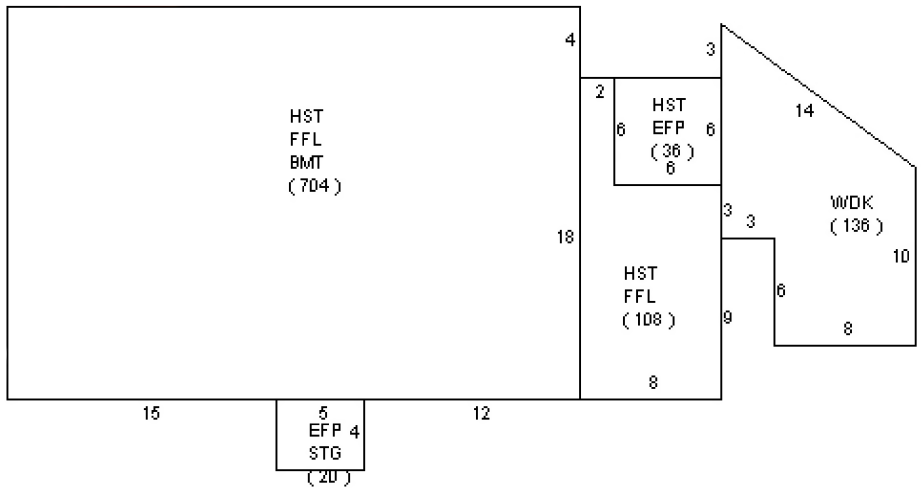
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	134.97
Special Features:	0	Val/Su Net:	120.59
Final Total:	259500	Val/Su SzAd	209.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	134.970	109,598
BMT	Basement	704	69.650	49,031
HST	Half Story	424	134.970	57,229
WDK	Deck	136	13.350	1,816
EFP	Enclos Porch	56	72.590	4,065
STG	Storage	20	16.000	320
	Net Sketched Area:	2,152	Total:	222,059
Size Ad	1236	Gross Area	2576	FinArea 1658

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: